



12 Gofton Avenue, Drayton, Portsmouth, Hampshire, PO6 2NG

TOWN & COUNTRY  
SOUTHERN

- A Mid-Terrace Family Home
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Southerly Facing Rear Garden
- Large Garage
- Close to Amenities and Catchment for Local Schools (Subject to Confirmation)
- No Forward Chain
- Viewing Highly Recommended
- £350,000 - Freehold

#### PROPERTY SUMMARY

A three bedroom centre of terrace family home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes and the catchment for both Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, living room, kitchen, dining room, conservatory and cloakroom on the ground floor with three good size bedrooms and a family bathroom on the first floor. The property is offered with a southerly facing rear garden, large L shaped garage at the rear, double glazing, gas fired central heating and fitted floor coverings throughout, early viewing of this spacious family home is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

#### ENTRANCE

Brick retaining wall with pillared gateway leading to crazy paved pathway, low brick walls to either side and lawned front garden with mature shrubs, evergreens and bushes, double glazed storm doors with glazed panels and matching panels to either side leading to:

#### PORCH

Feature arched opening, front door with frosted panels and leadlight panels to either side and over and plaque depicting house name St. Claire leading to:



## HALLWAY

Staircase rising to first floor with understairs storage cupboard housing gas and electricity meters, radiator, ceiling coving, doors to primary rooms.

## LIVING ROOM

15' 0" into bay window x 13' 3" (4.57m x 4.04m) Double glazed bow bay window to front aspect overlooking garden with curved radiator under, textured ceiling and coving, picture rail, central chimney breast with wood surround fireplace, marble inlay and hearth, living flame pebble effect electric fire (not tested), dimmer switch.

## KITCHEN

13' 0" x 7' 6" (3.96m x 2.29m) Comprehensive range of matching wall and floor units with roll top work surface, single drainer stainless steel sink unit with mixer tap, range of drawers, inset four ring gas hob, eye-level double oven and grill with storage cupboards over and under, space for free standing fridge/freezer, built-in storage cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), range of shelving, serving hatch, textured ceiling and coving, fluorescent tube lighting, door to conservatory, door to:

## DINING ROOM

15' 0" into bay window x 11' 9" (4.57m x 3.58m) Bay window to rear aspect, serving hatch to kitchen with radiator under, textured ceiling and coving, picture rail, central chimney breast with surround fireplace and electric fire (not tested), glazed fronted cabinet to one side, twin doors with windows to either side leading to:

## CONSERVATORY

17' 0" x 9' 0" maximum (5.18m x 2.74m) Polycarbonate glazed roof, twin glazed doors leading to dining room, twin double glazed sliding doors with windows to either side leading to rear garden, storage cupboard with shelving.

## CLOAKROOM

Close coupled w.c.

## FIRST FLOOR

Landing with balustrade, textured ceiling with coving, doors to primary rooms.

## BEDROOM 1

15' 0" into bay window x 12' 0" (4.57m x 3.66m) Double glazed bow bay window to front aspect, range of built-in wardrobes to one wall with sliding doors, hanging space and shelving, central chest of drawers, radiator.

## BEDROOM 3

8' 0" x 7' 2" (2.44m x 2.18m) Double glazed window to front aspect, picture rail, radiator.

## BEDROOM 2

13' 0" x 12' 5" (3.96m x 3.78m) Double glazed window to rear aspect overlooking garden, range of built-in wardrobes to either side of chimney breast with hanging space, shelving and high level cupboards over, radiator, picture rail.

## BATHROOM

Corner panelled bath with separate Mira shower over, rail and curtain, concealed cistern w.c. with shelf over, wash hand basin with cupboard under and shelving to either side, double glazed frosted window to rear aspect, extractor fan, textured ceiling, access to loft space, radiator.

## OUTSIDE

To the rear is a southerly facing lawned garden enclosed by fence panelling on one side and brick wall with trellis fencing to the other, pathway leading to paved area with pergola.

## GARAGE

29' 7" x 8' 3" increasing to 16'10" maximum (9.02m x 2.51m) L shaped, up and over garage doors, work area with bench, door with window to one side to garden, separate electric consumer box, accessible via rear service road.

## AGENTS NOTES

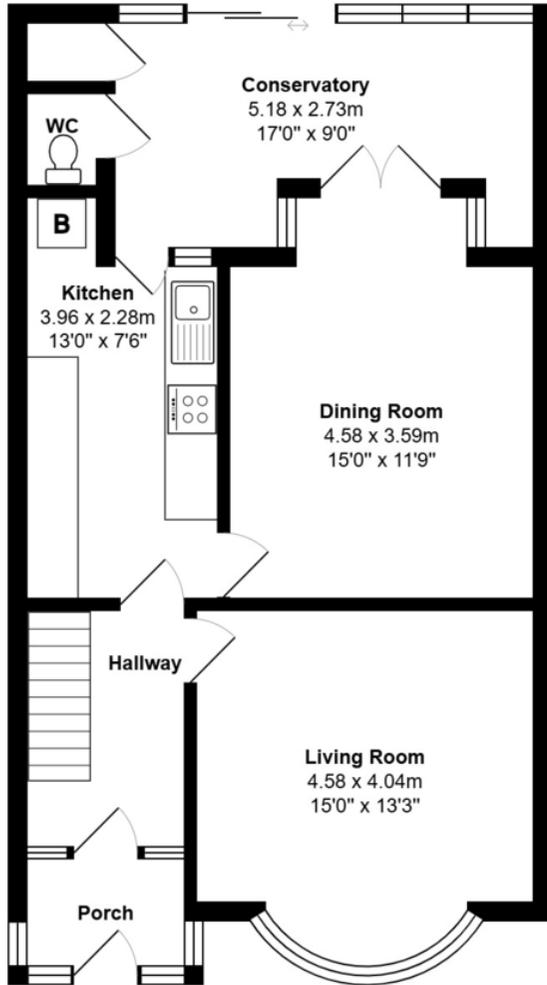
Council Tax Band C – Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker ([openreach.com](http://openreach.com))

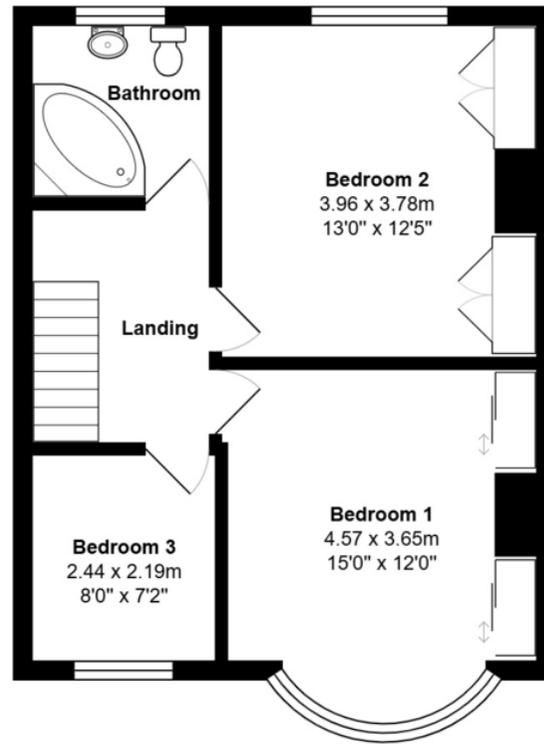
Flood Risk – Refer to - ([GOV.UK](http://GOV.UK)) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 113.5 m<sup>2</sup> ... 1221 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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